

## APPROVED MINUTES

**Housing and Redevelopment Authority  
in and for the City of Bloomington**  
1800 West Old Shakopee Road  
Bloomington, Minnesota 55431

Tuesday, June 09, 2015  
5:30 PM  
Dakota Conference Room

- 1      **Call to Order**      Chairman Thorson called the meeting to order at 5:42 p.m.  
  
Present:      Commissioners: Thorson, Carlson, Lewis and Fossum  
                 Staff: Grout, Hartman, Zimmerman  
                 Guest: Steve Elkins, Metropolitan Councilmember, District 5
- 2      **Approval of Agenda**      M/Lewis, S/Carlson to approve the agenda with the addition of Item 5.3.  
Motion carried, 3-0.
- 3      **Approval of Minutes**
- 3.1   **Approval of Minutes - May 12, 2015**      M/Carlson, S/Fossum to approve the minutes of the May 12, 2015 HRA meeting as published. Motion carried, 3-0 with Lewis abstaining due to absence from that meeting.
- 4      **Unfinished or Organizational Business**      None
- 5      **New Business**
- 5.1   **Metropolitan Council Update from Metropolitan CouncilMember Steve Elkins**      Grout introduced Steve Elkins who is a Councilmember for the Metropolitan Council Transportation Advisory Board.  
  
Elkins stated that every 10 years, the Council is charged with revising the regional Transportation Policy Plan using census results. The program is entitled "Thrive 2040" and was written in conjunction with major system plans for housing, transportation and regional parks.  
  
(Fossum arrived at 6:04 p.m.)  
  
Elkins explained the criteria used to determine eligibility for Livable Communities grants. There was discussion about demographic trends, housing goals and efforts to maintain and foster affordable housing. It was noted that non-profit developers typically need several sources of financing in order to complete an affordable housing development. New apartment complexes normally do not offer mixed income units and the Metropolitan Council is looking for ways to incent developers to make a portion of their units affordable. Carlson pointed out that many times, affordable units are smaller in size and multi-bedroom units for larger families are in short supply.  
  
Elkins indicated there has been recent interest from developers to build near transit, including the future Orange Line Bus Rapid Transit line.

Grout explained that the City Council has taken an interest in the condition of housing stock in Bloomington and has come up with programs to target and improve neighborhoods.

**5.2 Action Items**

None.

**5.3**

Hartman explained that the property at 9416 Penn Avenue South was acquired earlier this year by the HRA. Bids for demolition and site clearance were obtained from three contractors. The low bid in the amount of \$28,150 came from Turner Brothers. It was noted that construction debris on the property will be tested for hazardous materials and could result in a change order.

M/Carlson, S/Lewis authorizing the Administration to execute a contract with Turner Brothers, Inc. for demolition of 9416 Penn Avenue South. Motion carried, 3-0.

**6 Adjournment**

M/Carlson, S/Lewis to adjourn the meeting. Motion carried, 4-0. The meeting adjourned at 7:00 p.m.